



## Baltimore County 2016 Comprehensive Zoning Map Process

### Log of Issues - District 2

February 25, 2016

<b>Issue Number</b>	2-001	<b>Petitioner</b>	Commerce Center Venture, LLP		<b>Location</b>	Between Reisterstown Rd and Reservoir Cir, Southeast of Hooks Ln	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
RO	0.34	BR	0.34	BR	0.34		
<b>0.34</b>		<b>0.34</b>		<b>0.34</b>			
Comments	See Issue 2-020						

<b>Issue Number</b>	2-002	<b>Petitioner</b>	Pikesville Volunteer Fire Company		<b>Location</b>	40 E. Sudbrook Ln	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>		<b>County Council Decision</b>
BL CT	1.81	BL AS or BL CCC	1.81	BL CT	1.81		
1.81		1.81		1.81			
Comments	pending further information						

Issue Number	2-003	Petitioner	Dan Hirschfeld	Location	West side of Falls Rd, 651' south of Broadway Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations	Planning Board Recommendations	County Council Decision
RC 7	231.97	RC 2	3.77	RC 2	3.77	
		RC 5	228.21	RC 5	228.21	
	231.97					
			231.98	231.98		
Comments						



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<b>Issue Number</b> 2-004		<b>Petitioner</b> Falls Road Community Association		<b>Location</b> 12757 Greenspring Ave and 3201 Tufton Ave					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
RC 2	188.93	RC 2	188.93	RC 2	188.93	<hr/>	<hr/>		
RC 4	21.45	RC 4	81.50	RC 4	21.45				
RC 5	128.81	RC 5	68.77	RC 5	128.81				
<b>339.19</b>		<b>339.20</b>		<b>339.19</b>					

Comments

<b>Issue Number</b> 2-005		<b>Petitioner</b> Falls Road Community Association		<b>Location</b> East side of Dover Rd, East of Chestnut Wood Ct					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
RC 4	9.50	RC 4	13.92	RC 4	9.50	<hr/>		<hr/>	
RC 5	5.62	RC 5	1.20	RC 5	5.62				
<hr/>		<hr/>		<hr/>					
<b>15.12</b>		<b>15.12</b>		<b>15.12</b>					

Comments

<b>Issue Number</b> 2-006		<b>Petitioner</b> Priority 1 Automotive Group		<b>Location</b> North of Reisterstown Rd and West of Kenmar Ave					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
BM	0.70	BR	0.70	BR	0.70				
0.70		0.70		0.70					

Comments



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<b>Issue Number</b> 2-007		<b>Petitioner</b> Priority 1 Automotive Group		<b>Location</b> Northeast of Reisterstown Rd and Southeast of Kingsley Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
BM	4.79	BR	4.82	BR	4.82
DR 16	0.02				
	<b>4.81</b>		<b>4.82</b>		

Comments

<b>Issue Number</b> 2-008		<b>Petitioner</b> Two Farms, Inc.		<b>Location</b> North of W Joppa Rd and East Thornton Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
DR 3.5	0.31	CB	0.31	CB	0.26
				DR 3.5	0.06
	<b>0.31</b>		<b>0.31</b>		
					<b>0.32</b>

Comments

<b>Issue Number</b> 2-009		<b>Petitioner</b> Garrison Properties, LLC		<b>Location</b> North of Reisterstown Rd and Southeast of Garrison View Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
DR 1	4.71	BR	3.23	BL AS	2.89
DR 16	0.03	BR AS	3.97	DR 1	0.54
RO	2.47	DR 16	0.02	DR 16	0.06
				OR 2	3.60
				RO	0.12
	<b>7.21</b>		<b>7.22</b>		
					<b>7.21</b>

Comments



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**Issue Number** 2-010

**Petitioner** Pikesville-Greenspring Community  
Coalition, Inc.

**Location** South of Old Court Rd and North of Lighttown Ct

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 2	54.09	DR 1	54.22	DR 2	54.09		
DR 3.5	0.13			DR 3.5	0.13		
	<b>54.22</b>		<b>54.22</b>		<b>54.22</b>		

Comments See Issues 2-029 and 2-034

**Issue Number** 2-011

**Petitioner** 127 Main Street LLC

**Location** 127 Main St

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 3.5	0.28	BL	0.28	BL	0.28		
	<b>0.28</b>		<b>0.28</b>		<b>0.28</b>		

Comments See Issue 2-012

**Issue Number** 2-012

**Petitioner** 135 E Main St, Limited Partnership

**Location** Main St and Business Center Dr

Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations	County Council Decision
DR 3.5	0.04	BL	0.48	BL	0.48		
RO	0.44						
	<b>0.48</b>		<b>0.48</b>		<b>0.48</b>		

Comments See Issue 2-011



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<b>Issue Number</b> 2-013		<b>Petitioner</b> Rose Ely		<b>Location</b> 1830 Reisterstown Rd					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
RO	0.34	BL	0.34	RO	0.34				
<hr/>		<hr/>		<hr/>		<hr/>		<hr/>	
<b>0.34</b>		<b>0.34</b>		<b>0.34</b>					
Comments									

<b>Issue Number</b> 2-014		<b>Petitioner</b> Afshin R Attar		<b>Location</b> North of Reisterstown Rd and Southeast of Groff Ln					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
BL AS	10.13	BL	10.48	BL AS	10.13				
ML	0.34			ML	0.34				
<hr/>		<hr/>		<hr/>		<hr/>		<hr/>	
<b>10.47</b>		<b>10.48</b>		<b>10.47</b>					
<b>Comments</b>		See Issues 4-012, 4-014 and 4-015							

<b>Issue Number</b> 2-015		<b>Petitioner</b> John J. Schuster Cos. Profit Sharing Plan		<b>Location</b> Westminster Pike and Butler Rd					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
DR 3.5	0.06	BM	0.56	BM	0.56				
RO	0.50								
<hr/>		<hr/>		<hr/>		<hr/>		<hr/>	
<b>0.56</b>		<b>0.56</b>		<b>0.56</b>					
Comments pending plan									



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<b>Issue Number</b> 2-016		<b>Petitioner</b> MacKenzie Management Company, LLC		<b>Location</b> East of Falls Rd and Northwest of I-695					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
DR 1	1.53	OR 1 or RO	1.53	DR 1	0.95				
				RO	0.57				
	<b>1.53</b>		<b>1.53</b>		<b>1.52</b>				
Comments with covenant									

Issue Number		2-017		Petitioner		Shyam & Pramod Aggarwal		Location		11713 - 11715 Reisterstown Rd	
Existing Zoning and Acres		Requested Zoning and Acres		Final Staff Recommendations		Planning Board Recommendations		County Council Decision			
DR 3.5	0.61	BL	1.29	DR 3.5	0.61						
RO	0.69			RO	0.69						

<b>Issue Number</b> 2-018		<b>Petitioner</b> Vanguard Equities, Inc		<b>Location</b> 6241 - 6247 Falls Rd					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
BR AS	6.01	BM CT	6.01	BM CCC	6.01				
<b>6.01</b>		<b>6.01</b>		<b>6.01</b>					
Comments									



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<b>Issue Number</b> 2-019		<b>Petitioner</b> Len Stoler, Inc		<b>Location</b> 22 Kingsley Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 3.5 0.67		BM 0.67		DR 3.5 0.67	
0.67		0.67		0.67	

Comments

<b>Issue Number</b> 2-020		<b>Petitioner</b> Pikesville Communities Corporation		<b>Location</b> 1777 Reisterstown Rd and Hooks Ln	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BR 15.59		BL 15.59		BR 15.59	
15.59		15.59		15.59	

Comments See Issue 2-001

<b>Issue Number</b> 2-021		<b>Petitioner</b> Pikesville Communities Corporation		<b>Location</b> Southwest of Reisterstown Rd and Northwest of Milford Mill Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BM 1.70		BL 1.70		BM 1.70	
1.70		1.70		1.70	

Comments



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<b>Issue Number</b> 2-022		<b>Petitioner</b> Falls Road Community Association		<b>Location</b> 11241 and 11245 Greenspring Ave	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 5 115.10		RC 7 115.10		RC 5 115.10	
<b>115.10</b>		<b>115.10</b>		<b>115.10</b>	
<b>Planning Board Recommendations</b>					
<b>County Council Decision</b>					
Comments					

<b>Issue Number</b> 2-023		<b>Petitioner</b> Greater Greenspring Association		<b>Location</b> 9018 Alto Dale Farm Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 3.5	29.64	DR 1	0.01	DR 3.5	29.64
RC 5	106.17	DR 3.5	0.53	RC 5	106.17
<hr/>		<hr/>		<hr/>	
<b>135.81</b>		RC 7 135.28		<b>135.81</b>	
		<hr/>			
		<b>135.82</b>			
<hr/>					
Comments See Issue 2-030					

<b>Issue Number</b> 2-024		<b>Petitioner</b> The Valleys Planning Council		<b>Location</b> 2627 Caves Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
RC 5 27.74		RC 7 or RC 4 27.74		RC 5 27.74	
27.74		27.74		27.74	
Comments					





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<b>Issue Number</b> 2-025		<b>Petitioner</b> 401 Reisterstown Road, LLC		<b>Location</b> 401 - 401 Reisterstown Rd and 2 Randall Ave	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
BL	1.10	BL AS	2.33	BL	1.54
DR 5.5	1.23			DR 5.5	0.79
	<b>2.33</b>		<b>2.33</b>		

Comments

<b>Issue Number</b> 2-026		<b>Petitioner</b> Charles Heinle		<b>Location</b> 10 and 12 Music Fair Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
ML IM	5.00	BM CT	5.00	ML IM	5.00
	<b>5.00</b>		<b>5.00</b>		

Comments

<b>Issue Number</b> 2-027		<b>Petitioner</b> Jeffrey Shuman		<b>Location</b> 14 Greenspring Valley Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
ROA	0.95	RO	0.95	RO	0.95
	<b>0.95</b>		<b>0.95</b>		

Comments See Issue 2-033



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<b>Issue Number</b> 2-028		<b>Petitioner</b> Isaac Yair		<b>Location</b> Southeast corner of Reisterstown Rd and Slade Ave	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
BL AS	0.41	BR	0.52	BL AS	0.41
RO	0.11			RO	0.11
	<b>0.52</b>		<b>0.52</b>		

Comments

<b>Issue Number</b> 2-029		<b>Petitioner</b> The Bozzuto Group		<b>Location</b> 3112 Old Court Rd	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
DR 1	135.67	DR 3.5	135.67	DR 1	135.67
	<b>135.67</b>		<b>135.67</b>		

Comments See Issue 2-034

<b>Issue Number</b> 2-030		<b>Petitioner</b> The Trinitarians		<b>Location</b> 8400 Park Heights Ave	
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	<b>Planning Board Recommendations</b>
DR 3.5	0.02	DR 5.5	39.78	DR 3.5	0.02
RC 5	39.75			RC 5	39.75
	<b>39.77</b>		<b>39.78</b>		<b>39.77</b>

Comments See Issue 2-023



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<b>Issue Number</b> 2-031		<b>Petitioner</b> Jessamyn Lee Abel		<b>Location</b> 8430 Stevenson Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
DR 1	3.16	RC 5	3.27	DR 1	3.16	<hr/>	<hr/>
RC 5	0.11			RC 5	0.11		
	<b>3.27</b>		<b>3.27</b>		<b>3.27</b>		

Comments

<b>Issue Number</b> 2-032		<b>Petitioner</b> Javed Aizaz		<b>Location</b> South side of Chickory Hill Ln, 1,000' West of Scotts Level Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
DR 16	0.06	DR 16	3.82	DR 16	0.06	<hr/>	<hr/>
DR 5.5	3.76			DR 5.5	3.76		
	<b>3.82</b>		<b>3.82</b>		<b>3.82</b>		

Comments

<b>Issue Number</b> 2-033		<b>Petitioner</b> Department of Planning		<b>Location</b> 30 Greenspring Valley Rd			
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>	<b>County Council Decision</b>
DR 3.5	0.26	DR 3.5	0.26	DR 3.5	0.16	<hr/>	<hr/>
ROA	0.26	ROA	0.26	RC 5	0.36		
	<b>0.52</b>		<b>0.52</b>		<b>0.52</b>		

Comments See Issue 2-027



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<b>Issue Number</b>	2-034	<b>Petitioner</b>	Department of Planning	<b>Location</b>	3112 Old Court Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 1	12.80	DR 1	12.80	DR 1	12.80
	<b>12.80</b>		<b>12.80</b>		<b>12.80</b>
<b>Comments</b>	See Issue 2-029				

<b>Issue Number</b>	2-035	<b>Petitioner</b>	County Council	<b>Location</b>	Southwest corner of Bond Ave and Timber Grove Rd
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
DR 2	0.07	DR 2	0.07	DR 2	0.07
RC 5	1.96	RC 5	1.96	RC 5	1.96
	<b>2.03</b>		<b>2.03</b>		<b>2.03</b>
<b>Comments</b>					

<b>Issue Number</b>	2-036	<b>Petitioner</b>	County Council	<b>Location</b>	South side of Mt. Wilson Ln, east of I-795
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>	
BL	0.02	BL	0.02	BL	0.02
DR 1	223.47	DR 1	223.47	DR 1	184.37
DR 2	0.02	DR 2	0.02	DR 2	0.02
DR 3.5	1.85	DR 3.5	1.85	DR 3.5	40.94
RO	0.21	RO	0.21	RO	0.21
	<b>225.57</b>		<b>225.57</b>		<b>225.56</b>
<b>Comments</b>	with site plan				



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<b>Issue Number</b> 2-037		<b>Petitioner</b> County Council		<b>Location</b> Between Roaches Ln and Hammershire Rd (Roaches Run Park)					
<b>Existing Zoning and Acres</b>		<b>Requested Zoning and Acres</b>		<b>Final Staff Recommendations</b>		<b>Planning Board Recommendations</b>		<b>County Council Decision</b>	
BL AS	0.36	BL AS	0.36	BL AS	0.36				
DR 16	2.88	DR 16	2.88	DR 16	2.88				
DR 3.5	2.48	DR 3.5	2.48	DR 3.5	2.48				
<hr/>		<hr/>		<hr/>					
<b>5.72</b>		<b>5.72</b>		<b>5.72</b>					
Comments									